**Section 225.8010 General Building Requirements**

a) Chair Rails and Grab Bars

1) Wooden chair rails shall be provided on both sides of all hallways and ramps used by residents.

2) Wooden chair rails on stairs used by residents shall be provided on both sides of the stairs, including the platforms and landings.

3) Chair rail dimensions and details shall conform to the Illinois Accessibility Code (71 Ill. Adm. Code 400). It is recommended that chair rails be installed at a height of 32 inches measured vertically from the floor surface.

4) Grab bars shall be provided for all resident use toilets, showers, and tubs.

5) The ends of chair rails and grab bars shall return to the wall.

b) Ceiling Heights

1) All rooms occupied or used by residents shall have ceilings with a height of not less than eight feet.

2) Corridors, storage rooms, toilet rooms and other minor rooms shall have ceilings with a height of not less than seven feet, eight inches.

3) Suspended tracks, rails and pipes located in the path of traffic shall be no less than six feet, eight inches above the floor.

4) The boiler room shall have ceiling clearances not less than two feet, six inches above the main boiler header and connecting piping.

c) Doors and Windows

1) All required doors shall swing outward and be provided with door closers and panic hardware, where required.

2) All exterior doors shall be equipped with a signal that will alert the staff if a resident leaves the building. Any exterior door that is supervised during certain periods may have a disconnect device for part-time use. All exterior doors shall be equipped with coded switches known only to the staff.

3) Resident toilet rooms shall open directly into a corridor or into a resident bedroom.

4) The doors for the toilet rooms used by residents shall have a minimum door width of 3 feet.

5) No toilet or bathroom door shall be provided with hardware that could allow a resident to become locked in the room. All toilet or bathroom doors and hardware shall be designed to permit emergency ingress to the room.

6) Doors and windows shall fit snugly and be weather tight, yet open and close easily.

7) Outside doors, other than required exits, and operable windows shall be equipped with tight-fitting 16-mesh screens. Screen doors shall be equipped with self-closing devices.

8) All doors shall be wide enough to accommodate a wheelchair or other transporting vehicle.

d) Floors

1) Floors shall be smooth, free from cracks and finished so that they can be easily and properly cleaned. Floors shall be covered wall to wall with water-resistant material in wet areas, including but not limited to bathrooms, kitchens, utility rooms.

2) Thresholds and expansion joints shall be flush with the floor to facilitate use of wheelchairs and carts.

e) Mirrors shall be installed above all lavatories except hand-washing lavatories in food preparation areas, or in clean and sterile supply areas or at the nurses' hand-washing sink.

f) Paper towel dispensers and waste receptacles or electric hand dryers shall be provided at all lavatories.

g) Rooms containing heat-producing equipment (such as boiler or heater rooms and laundry rooms) shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature of l0º F above the ambient room temperature.

h) Recreation rooms and exercise rooms, and similar spaces where impact noises may be generated, shall not be located directly over resident bed areas unless special provisions are made to minimize such noise.

i) Hazardous Areas and Fire Extinguishers

1) Interior finish flame spread ratings shall be in accordance with the National Fire Protection Association Standard 101: Life Safety Code, Standards for Flame Spread and Smoke Emission Ratings.

2) At least one approved fire extinguisher shall be located in all basements, furnace rooms, kitchens, laundry rooms and beauty shops. In addition, extinguishers shall be located so that a person will not have to travel more than 50 feet from any point to reach one. They shall be inspected annually and recharged when necessary. The date of checking and recharging shall be recorded on a tag attached to the extinguisher.

3) Containers with proper covers shall be provided for daily storage of rubbish.

4) Housekeeping throughout the building, including basements, attics, and unoccupied rooms, shall be performed to minimize all fire hazards.

5) The facility shall comply with any reasonable additional fire protection measures recommended by the Department or the Office of the State Fire Marshal if conditions in and around the building, including its location, indicate that such additional protection is needed. Additional fire protection measures shall include, but are not limited to, the institution of a fire watch, installation of a sprinkler system, and installation of smoke detectors.

j) No other business not related to health care shall be conducted in the building that would constitute a hazard or annoyance to the residents. In any case, the business shall be in a segregated portion of the building and shall have a separate entrance.